

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1354
Wednesday, April 15, 1981, 1:30 p.m.
Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Eller Freeman Gardner Higgins Parmele, 1st Vice- Chairman Petty C. Young, Chairman	Holliday Inhofe Kempe T. Young	Gardner Howell Lasker Malone	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, April 14, 1981, at 12:29 p.m., as well as in the Reception Area of the TMAPC Offices.

Chairman C. Young called the meeting to order at 1:30 p.m. and declared a quorum present.

MINUTES:

On MOTION of PETTY, the Planning Commission voted 6-0-0 (Eller, Freeman, Gardner, Higgins, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, Parmele, T. Young "absent") to approve the Minutes of April 1, 1981 (No. 1352).

REPORTS:

Report of Receipts and Deposits:

On MOTION of GARDNER, the Planning Commission voted 6-0-0 (Eller, Freeman, Gardner, Higgins, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, Parmele, T. Young "absent") to accept the Report of Receipts and Deposits for the Month ended March 31, 1981, (Exhibit "A-1").

CONTINUED ZONING PUBLIC HEARING:

PUD #255 Ralph Jones (Wallace) North of the NE corner of 64th Street and Peoria Avenue (CS and RM-2)

Ralph Jones presented a letter (Exhibit "B-1") he had received from J. M. Wilkinson, Architect. The letter stated that Mr. Wilkinson had consulted with Bob Forth, Engineer for the City of Tulsa, concerning water runoff and drainage in the area of the subject tract. A continuance of the application to May 6, 1981 was requested to allow time to work out the drainage problems.

Three protestants were in attendance at the meeting. They were in agreement with the requested continuance to allow time for consideration of the drainage problems which was their primary concern.

The Staff advised the protestants of the possibility of an even longer continuance and suggested they call the Commission office prior to the meeting of May 6, 1981.

PUD #255 (continued)

On MOTION of FREEMAN, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") to continue PUD #255 to May 6, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

Crow-Dobbs Office Park (PUD #202) (283) 61st Street and South 76th East Ave. (CS)

Crow-Dobbs Office Park II (1793) West of the SW corner of 21st Street and South Columbia Place (OL)

The Staff advised that all letters of approval are in the file and final approval and release was recommended.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") for final approval and release of Crow-Dobbs Office Park and Crow-Dobbs Office Park II.

Garnett Place (3194) West side of South Garnett, 1/4 mile north of 61st Street (IL)

Mr. Gardner stated that all letters had been received and recommended this plat be released.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") to approve and release the final plat of Garnett Place.

Forest Park Patio Homes (PUD #139) 57th Place and South Owasso Avenue (RM-1)

There are several letters of approval which have not been received and it was recommended the plat be tabled.

The Chair, without objection, tabled Forest Park Patio Homes.

LOT-SPLITS:

L-15122	Gayle M. Vrooman	(983)	L-15171	Holmart Development	
15154	Board of Trustees of the			Company	(183)
	N.E.C.A. Pension Trust -			T.U.R.A.	(3602)
	Safeway Stores, Inc.	(1093)		Gayle M. Vrooman	(983)
15170	Dale Ferguson	(2282)		John Brooks Walton	(1392)

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") for ratification of prior approval of the above-listed lot-splits.

OTHER BUSINESS:

PUD #202 Charles Norman SW corner of 61st Street and Memorial Drive

Consider approving Amendment to the Certificate of Dedication and Declaration of Protective Covenants of Shadow Mountain II.

Mr. Gardner advised that the applicant has submitted the amended Covenants to PUD #202 for the purpose of allocating permitted square-footage of floor area to individual lots within the Shadow Mountain II Subdivision. Also, enforcement provisions were included in the Certificate of Dedication of Shadow Mountain II.

The Staff has reviewed the Covenants as submitted, and finds them to be consistent with the PUD approval and requirements. All property owners are in agreement with the footage (floor area) allocations.

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") to approve the Amendment to the Certificate of Dedication and Declaration of Protective Covenants of Shadow Mountain II, subject to review and approval as to form by the City Attorney.

PUD #250 John Moody (D & B Venture '77) North of 81st Street at 77th East Ave.

Consider Minor Amendment of building setbacks and building separation.

The Staff advised that they would recommend approval of the 2-foot encroachment of the 15-foot building setback, but could not recommend approval of any building setting closer than 10 feet of another building. It was recommended the item be continued.

The applicant, John Moody, was present and also requested the Minor Amendment be continued.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") to continue PUD #250 to April 22, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #179 East of the SE corner of 71st Street and 85th East Avenue

Request to approve Detailed Site Plan for Apple Mill Restaurant, part of Lot 3, Block 1, El Paseo Subdivision.

Mr. Gardner advised that 125,000 square feet of commercial floor area is permitted within Lot 3, Block 1, of El Paseo Subdivision. To date, 104,000 square feet have been constructed leaving 21,000 to be developed.

The Apple Mill Restaurant, located on the panhandle portion of Lot 3, contains 7,815 square feet of floor area, approximately 6,000 square feet of open (green) area and 35 parking spaces. These totals are within the permitted allocations.

PUD #179 (continued)

The Staff recommended approval of the Site Plan as submitted, subject to three conditions.

On MOTION of PARMELE, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") to approve the Detailed Site Plan for Apple Mill Restaurant, Lot 3, Block 1, El Paseo Subdivision, subject to the following conditions:

- (1) A maximum of 7,815 square feet of floor area;
- (2) a minimum of 5,999 square feet of green area as depicted; and,
- (3) that any free-standing business sign, showing location and size, be submitted to the TMAPC for review and approval prior to a permit being issued for such sign.

PUD #190 SW corner of 71st Street and Sheridan Road

Request to approve a Minor Amendment to transfer 11 units from Development Area "C-3" to Townhouse Development Area "CL-1" and to approve the Site Plan.

The Staff made the following report:

The applicant is requesting to transfer 11 dwelling units from multifamily Area C-3 to cluster development Area CL-1. The proposed dwelling unit transfer is considered minor and, therefore, the Staff is supportive of the request. However, the applicant and Commission should be made aware that previous transfers have reduced the available units within the single-family area to a density of 1.76.

The Staff will not be supportive of a zoning request in the future to recapture these units. Our suggestion will be to develop the C-3 area in single-family lots and transfer the remaining units to the single-family areas to increase the density to 2.5 or above, consistent with Minshall Park I and II Subdivisions.

The Staff will hold approval of the site plan until next week.

On MOTION of HIGGINS, the Planning Commission voted 7-0-0 (Eller, Freeman, Gardner, Higgins, Parmele, Petty, C. Young "aye"; no "nays"; no "abstentions"; Holliday, Inhofe, Kempe, T. Young "absent") to approve a Minor Amendment to transfer 11 units from Development Area "C-3" to Townhouse Development Area "CL-1" of PUD #190 and to continue approval of the Site Plan to April 22, 1981, 1:30 p.m., Langenheim Auditorium, City Hall, Tulsa Civic Center.

There being no further business, the Chair adjourned the meeting at 1:55 p.m.

Date Approved _____

May 6, 1981

[Signature]

Chairman

ATTEST:

[Signature]

Secretary

TMAPC RECEIPTS
MONTH OF MARCH, 1981

ZONING

City Zoning Fees	(26)	\$2,563.00	
Fee Waived	(0)		\$2,563.00

LAND DIVISION

Subdivision Preliminary Plats	(3)	\$ 150.00	
Subdivision Final Plats	(4)	271.00	
Lot-Splits	(23)	210.00	
Fee Waived	(0)		\$ 631.00

BOARD OF ADJUSTMENT

\$2,160.00

Fee Waived	(0)		\$2,160.00
			\$5,354.00

Depository Ticket

City Receipt

746	010816	\$ 840.00
747	011191	1,155.00
748	011594	1,259.00
749	012062	2,105.00
		\$5,359.00
	*Less:	(5.00)

\$5,354.00

CITY BOARD OF ADJUSTMENT

\$1,775.00

COUNTY BOARD OF ADJUSTMENT

\$ 385.00

CITY SHARE

\$1,597.00

COUNTY SHARE

\$1,597.00

*Less: Lot-Split Fee - Charles McDonald - \$5.00 - Receipt #28070 -
Deposit #10115

